



ASCALON MEDICAL OFFICE PARK

4829 Williams Drive, Georgetown, TX 78633

Q1 2027 Shell Delivery

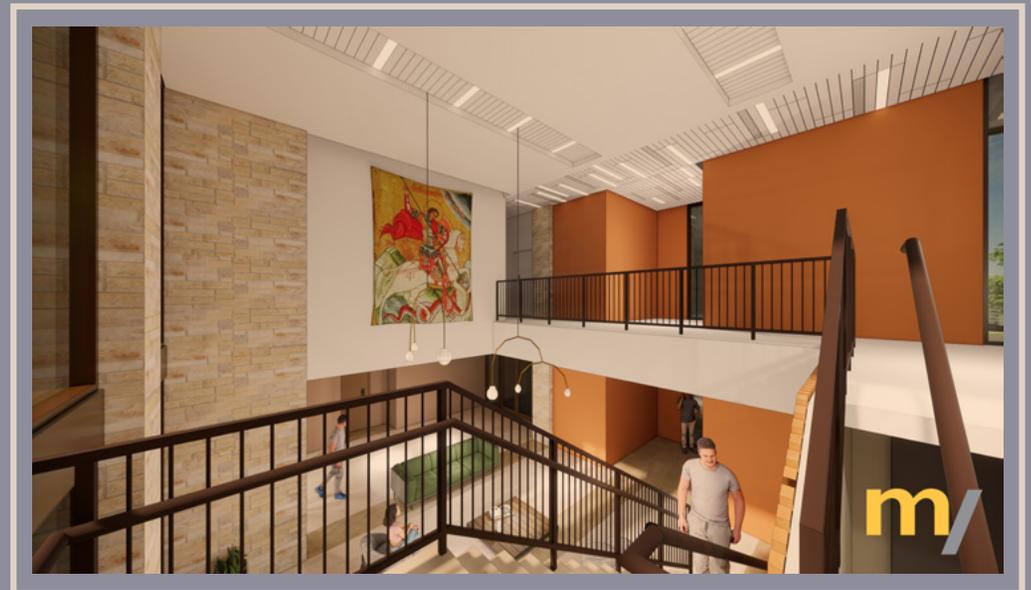
BUILDING HIGHLIGHTS

4829 Williams Drive
Georgetown, TX 78633

Georgetown's Premier Medical Destination.

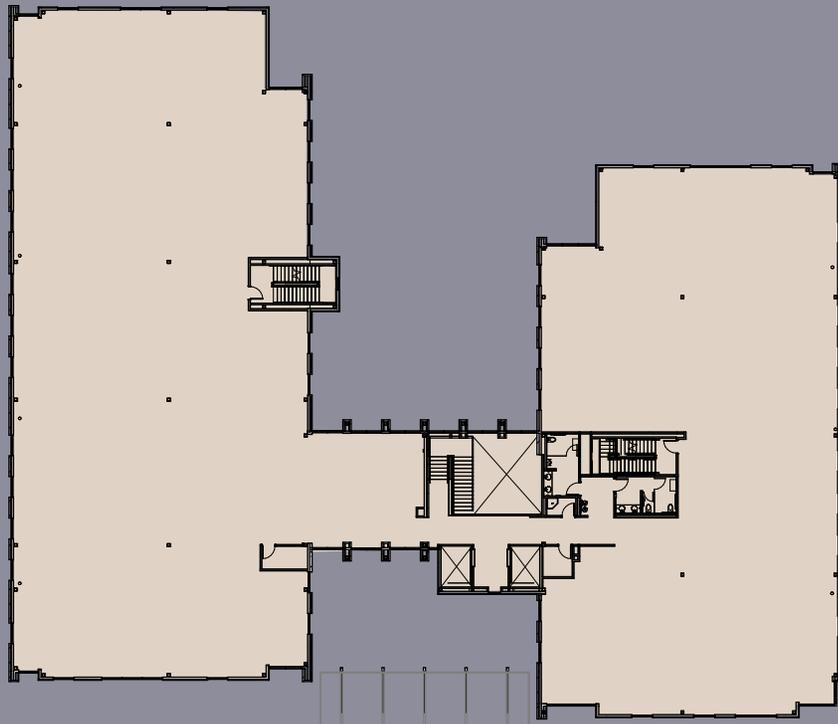
A new Class A, 45,000 RSF medical office building set to deliver January 2027, bringing a hospitality-inspired care experience to one of Central Texas's most dynamic communities. Purpose-built for comfort, access, and efficiency, Ascalon aligns modern clinical needs with an environment that reduces stress and elevates satisfaction - for patients, families and care teams alike.

- » **Delivery:** Shell completion January 2027 (*TI can begin once shell is erected*)
- » **Rate:** Call Broker
- » **Est. 2026 Opex:** \$10.00/SF + E&J
- » **TI Allowance:** Negotiable
- » **Parking:** 4.5/1,000 unreserved surface + additional 1/1,000 covered reserved (negotiable)
- » **Signage Opportunities:** Monument + building storefront for two anchor tenants

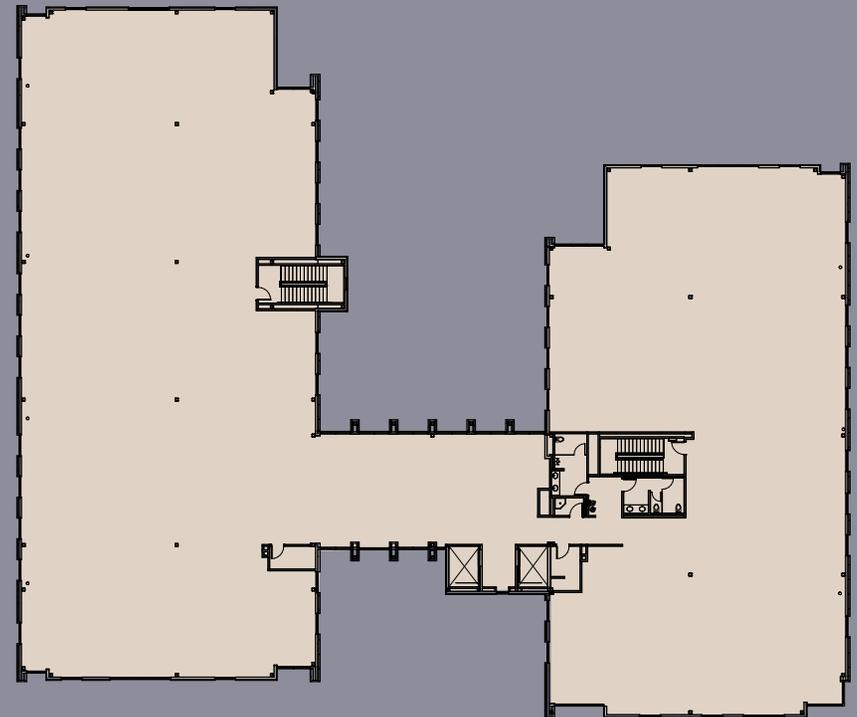


LEVELS TWO & THREE

Level Two



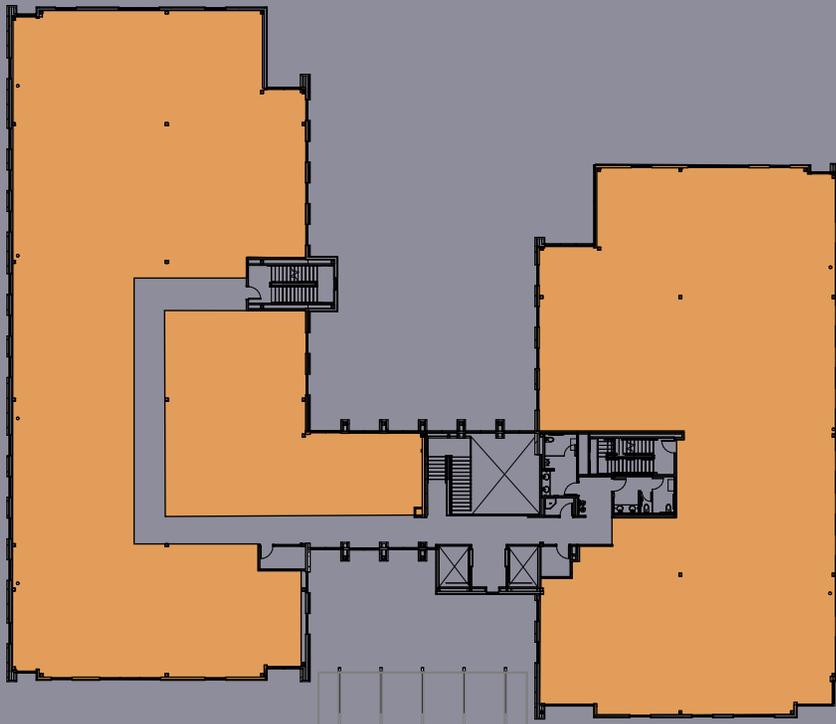
Level Three



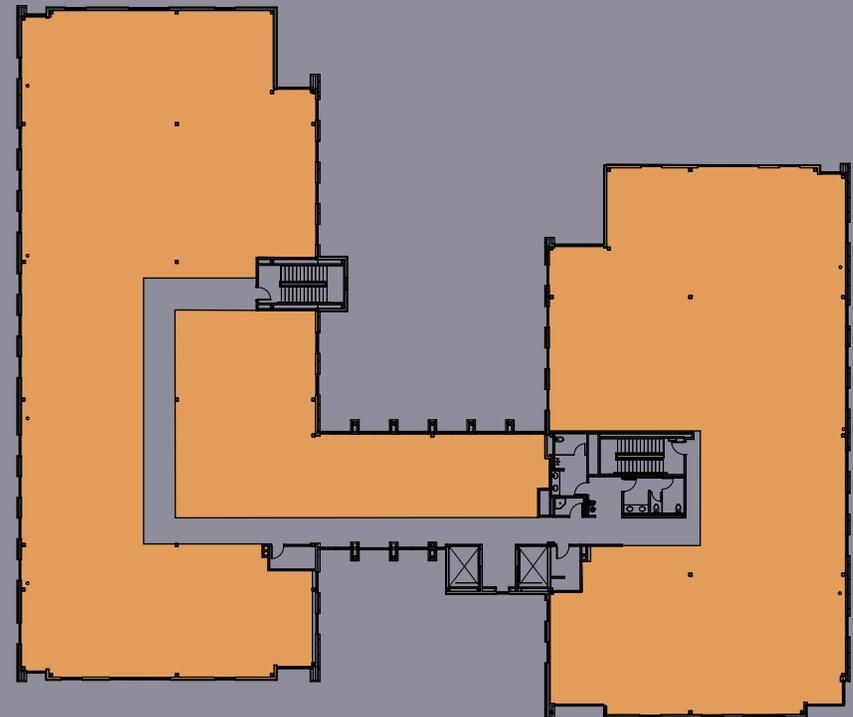
LEVELS TWO & THREE

Demising Options

Level Two

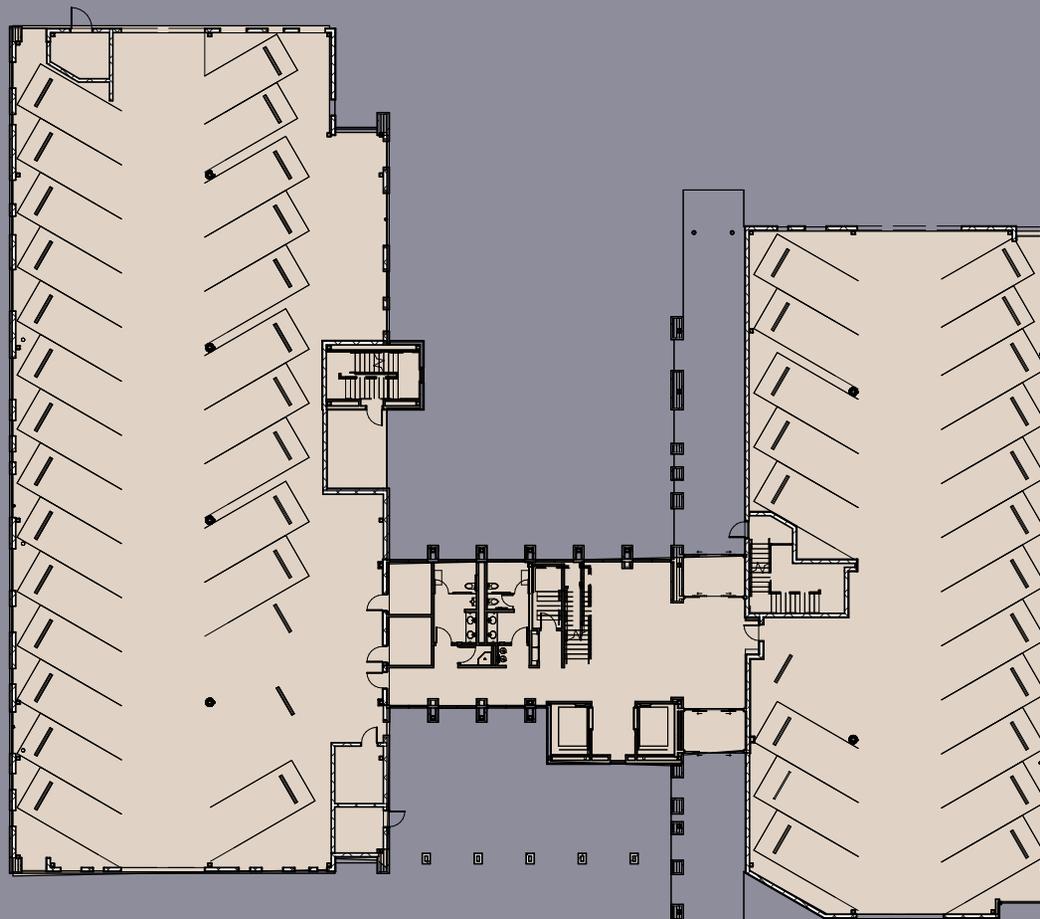


Level Three



LEVEL ONE

Covered Reserved
Parking Available
1 / 1,000 RSF



PROJECT RENDERINGS

4829 Williams Drive
Georgetown, TX 78633



Ample Surface Parking



Collaborative Courtyard Space



Lobby Area



Outdoor Courtyard



**ASCALON MEDICAL
OFFICE PARK**

Downtown Georgetown	5 Miles
St. David's Georgetown Hospital	6 Miles
Baylor Scott & White Round Rock	11 Miles
Seton Medical Center Williamson	12 Miles
Downtown Austin	34 Miles
Austin-Bergstrom Intl. Airport	41 Miles

Nearby Amenities

-  **H.E.B.**
-  **Sprout's**
-  **Costco**
-  **Walgreens**
-  **Randalls**
-  **Starbucks**

AREA DEMOGRAPHICS

Within a 15-Minute Drive Time

**ASCALON MEDICAL
OFFICE PARK**
4829 Williams Drive, Georgetown, TX 78633

27%
Private Insurance

\$6k
Healthcare Spending

15% Services
15% Blue Collar
69% White Collar

52
Median Age

\$108k
Per Household Income

\$529k
Median Home Value

88k
Total Population

28k
Total Business Employees

233B

Penny Ln.

Williams Dr.

Verde Vista

Shell Rd.

233B

Williams Dr.

Berry Creek

Berry Creek



For Leasing Information, Contact:

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